023.0	0001	0003.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,107,200 / 1,107,200
					USE VALUE: 1,107,200 / 1,107,200
					ASSESSED: 1,107,200 / 1,107,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCORMICK JUNE M/ TRUSTEE
Owner 2:	JUNE M MCCORMICK REVOCABLE TR
Owner 3:	
Street 1:	1430 HIGH POINT WAY NW
Street 2:	APT D
Twn/City:	DELRAY BEACH
St/Prov:	FL Cntry: Own Occ: N
Postal:	33445 Type:

PREVIOUS OWNER

Owner 1:	MC CORMICK JUNE M -
Owner 2:	-
Street 1:	311 CONCORD RD
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	01821

NARRATIVE DESCRIPTION

This parcel contains 4,568 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 2351 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4568.000	657,100	4,500	445,600	1,107,200
Total Card	0.105	657,100	4,500	445,600	1,107,200
Total Parcel	0.105	657,100	4,500	445,600	1,107,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.90 | /Parcel: 470.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 023.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	657,100	4500	4,568.	445,600	1,107,200	1,107,200	Year End Roll	12/18/2019
2019	104	FV	492,100	4500	4,568.	473,500	970,100	970,100	Year End Roll	1/3/2019
2018	104	FV	492,100	4500	4,568.	345,400	842,000	842,000	Year End Roll	12/20/2017
2017	104	FV	461,900	4000	4,568.	300,800	766,700	766,700	Year End Roll	1/3/2017
2016	104	FV	461,900	4000	4,568.	256,200	722,100	722,100	Year End	1/4/2016
2015	104	FV	405,100	4000	4,568.	250,700	659,800	659,800	Year End Roll	12/11/2014
2014	104	FV	405,100	4000	4,568.	206,100	615,200	615,200	Year End Roll	12/16/2013
2013	104	FV	421,400	4000	4,568.	196,100	621,500	621,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1845

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CORMICK JUNE	59732-302		8/10/2012	Convenience	1	No	No		
	12934-495		2/13/1976		43,500	No	No		Frederick McCormick dod 09/23/86

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2005	539	Redo Kit	43,650	C		G7	GR FY07	new bath /repair r
12/1/2004	1146	Renovate	3,000			G6	GR FY06	1ST FLR BTH ENLGEM
11/12/2004	1094	Redo Kit	65,000			G6	GR FY06	1ST FLR re-do bath
10/6/1998	697	Manual	7,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
4/28/2006	Permit Visit	BR	B Rossignol
6/6/2005	Permit Visit	BR	B Rossignol
5/5/2000	Inspected	276	PATRIOT
10/11/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4568		Sq. Ft.	Site		0	80.	1.22	1									445,632						445,600	

Total AC/HA: 0.10487 | Total SF/SM: 4568 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 445,632 | Spl Credit | Total: 445,600

USER ACCT

14594

GIS Ref

GIS Ref

Insp Date

07/22/17

!1845!

PRINT

Date	Time
12/10/20	17:24:10

LAST REV

Date	Time
08/23/17	10:44:55

apro

USER DEFINED

Prior Id # 1:	14594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14645386
Const Adj.:	0.98990101
Adj $ / SQ:	192.929
Other Features:	121500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688788
Depreciation:	31684
Depreciated Total:	657103

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

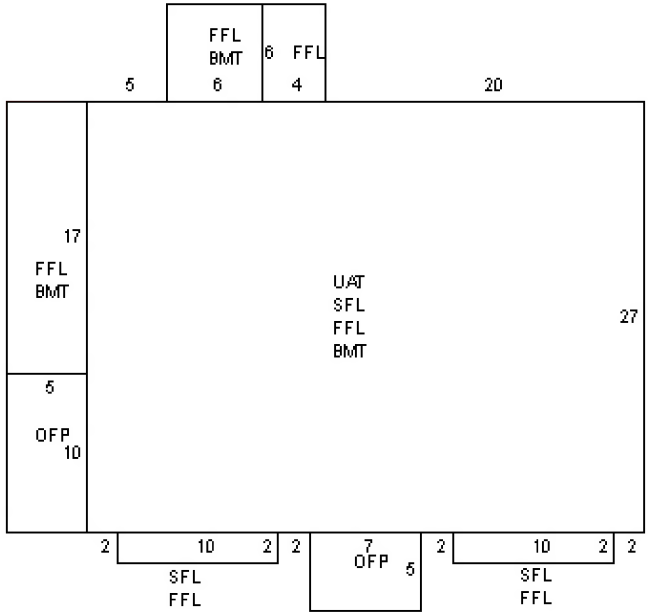
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	212.22
Special Features:	0	Val/Su Net:	187.64
Final Total:	657100	Val/Su SzAd	310.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,130	192.930	218,010
BMT	Basement	1,066	57.880	61,699
SFL	Second Floor	985	192.930	190,035
UAT	Upper Attic	236	135.050	31,906
OFP	Open Porch	85	35.550	3,022

Net Sketched Area:	3,502			Total:	504,672
Size Ad	2115	Gross Are	4211	FinArea	2351

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X24	A	AV	1925	22.44	T	40	104			4,500			4,500

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500